

SIERRA MANORS
CONDOS UNIT 2
MB 6/63

TAMARACK CONDOS
MB 7/45

SIERRA NEVADA RD.

OLD MAMMOTH ROAD

BASIS OF BEARINGS

N89°58'12"W 627.91'(R2,M)

FND S & W, LS4587
PER AS RESET PER RSMB 3/37

224.84' (R2,M)

FND 2" IP TAGGED "RCE 15360"
AS FND PER R2

S89°58'12"E 164.57' (M)
N87°57'54"W 164.83' (R3)

30' (M,R2)
D=90' (M)
R=153.60'
L=111.11'
D=90' (M)
R=153.60'
L=111.11'

EASTERLY LINE OF
THE SW1/4 OF SEC 35,
T35, R27E, MDB&M

SIERRA PARK ROAD

MAMMOTH HIGH SCHOOL
APN 35-010-14

SIERRA MANORS ROAD

SIERRA MANORS ROAD

500°01'37"W (M) N 00°01'18" E (R2)
758.26' (R2, M)

LOT 5
MB 8/1

LOT 2
MB 8/1

30' (M,R2)

30' (M,R2)

S02°02'06" W 185.30' (R3)
S00°01'37"W (M) 185.32' (M)

PARCEL 1
20,810 sq.ft.

N00°20'02"E 200.37'

PARCEL 2
17,986 sq.ft.

PER VOL 753/553-4 O.R.

N89°56'54"W 193.38' (M)
S87°56'06"E 193.82' (R3,R4)

PAR 2
MB 7/69

MERIDIAN BLVD.

FND S & W, LS4587
PER COR RCD 3527-35-29

N01°25'50"E(R3,SEE NOTE 2) N02°20'50"E (R4)
1219.70' (R3,R4) 1219.21'(M)

529.44' (CFR1,M)
1379.62 (R2,M)

FND 2" IP TAGGED "LS3246"
NE CORNER OF SHERWIN
MEADOWS SUBDIVISION,
AS SET PER MB 5/127
P.O.B. PER R3 AND R4

FND BLM BRASS CAP
ON 2" IP

LEGEND

- M MEASURED DATA
 - R1 RECORD PER MB 7/69
 - R2 RECORD PER RSMB 2/81
 - R3 RECORD PER VOL 753/553 O.R.
 - R4 RECORD PER VOL 107/120 O.R.
 - CFR CALCULATED FROM RECORD MAP
 - SET 5/8" REBAR & CAP STAMPED "LS4587",
UNLESS OTHER WISE NOTED
 - FND SPIKE AND TAG STAMPED "LS4587"
PER RSMB 2/81, UNLESS OTHERWISE NOTED
 - FOUND AS NOTED
- BEARINGS AND DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED

THE FOLLOWING EASEMENT AFFECTING
LOCATABLE BY THE RECORD DEED:
VOL. 79
POLE LINES
IN FAVOR OF CALIFORNIA INTERSTATE

RECORD INFO

BASIS

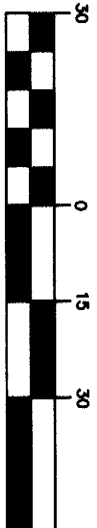
THE BASIS OF B
IS THE CENTERLIN
SHOWN ON RECO
RECORDED IN BOOK 2
AT PAGE 81 IN
COUNTY RECOR
N

NOTES

- DISTANCE ON EAST LINE PER R3 OF 195.32'
SHOULD BE 185.32' AS PER ORIGINAL DEED
(VOL. 107/120 O.R.).
- ANGLE POINT ON EAST LINE OF CENTERLINE
OF SECTION 35 PER R3 AS SHOWN DOES NOT EXIST IN
THE ORIGINAL DEED, R4. THE FROM SHERWIN MEADOWS
PARK TO T.P.O.B. PER R4 IS N 02°20'50" E.
- PARCEL 2 CURRENTLY HAS NO SEWER SERVICE.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR
ANY PORTION OF PARCEL 2, A SEWER MAIN SHALL BE
EXTENDED TO AND ALONG THE FRONTAGE OF PARCEL 2
AND SEWER SERVICE SHALL BE PROVIDED TO PARCEL 2 TO THE
SATISFACTION AND MINIMUM REQUIREMENTS OF MCWD
AND THE TOWN OF MAMMOTH LAKES.
- PRIOR TO ISSUANCE OF ANY PERMIT FOR EACH
PARCEL, THE OWNER OR DEVELOPER SHALL
CONSTRUCT THEIR FAIR SHARE OF FRONTAGE
IMPROVEMENTS FOR DRAINAGE FACILITIES AS
INDICATED IN THE DRAINAGE MASTER PLAN FOR
THE TOWN OF MAMMOTH LAKES AS DETERMINED
BY THE DIF ORDINANCE.
- A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
HAS BEEN PREPARED FOR THE SITE DATED AUG. 20,
1996, ENTITLED "PHASE I ENVIRONMENTAL SITE
ASSESSMENT, APN 35-210-04, 181 SIERRA MANORS
ROAD, MAMMOTH LAKES, CALIFORNIA," PREPARED
BY SIERRA GEOTECHNICAL SERVICES, INC.
AND IS ON FILE AT THE TOWN. THE REPORT SITES
SOME CONTAMINATED SOIL ON-SITE TOGETHER WITH
OTHER HAZARDOUS MATERIALS. PRIOR TO ISSUANCE
OF ANY PERMITS FOR EACH PARCEL, THE HAZARDOUS
MATERIALS SHALL BE TREATED, REMOVED AND DISPOSED
TO THE SATISFACTION OF THE TOWN OF MAMMOTH
LAKES. MONO COUNTY HEALTH DEPARTMENT AND TO THE
RECOMMENDATIONS AS SET IN THE REPORT. SUBSEQUENT
REPORTS MAY BE REQUIRED TO THE SATISFACTION OF
THE TOWN AND COUNTY.

T.P.O.B. PER R3 & R4. TIE TO NORTH (185.32')
HELD INSTEAD OF TIE TO SOUTH (1219.70')
TO AVOID CREATING A GAP WITH SOUTHERLY
ADJOINERS, AND BECAUSE A FIELD SURVEY
LOCATION PER MAPS OF THAT ERA SHOW
THIS AS THE PHYSICAL LOCATION.

GRAPHIC



(IN FEET
1 inch = 3

PARCEL MAP NO

IN THE TOWN OF MAMMOTH LAKES, MC

BECING A SUBDIVISION OF THAT PROPERTY
DEED RECORDED IN VOL. 753 AT PAGES
RECORDS OF MONO COUNTY. SAID PRO
NORTHEAST QUARTER OF THE SOUTHWEST
TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.
STATE OF CALIFORN

JN1731 1731FAM2.DWG

